



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, MAY 10, 2006, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Paul Da Veiga, Ron Santos, Ramona Kohlmann

**MINUTES:** None

**ORAL COMMUNICATION:** Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 06-03 (NIELSEN ADDITION AND REMODEL)**

APPLICANT: Philip Nielsen

REQUEST: To permit a 198 sq. ft. first floor addition, a 398 sq. ft. second floor addition and partial reconstruction of an existing 3,830 sq. ft. single-family residence. A review and analysis for compliance with the Infill Lot Ordinance will be required. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 16392 Sundancer Lane (east side of Sundancer Lane, north of Venture Drive)

PROJECT PLANNER: Paul Da Veiga

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**2. PETITION DOCUMENT:** **NEGATIVE DECLARATION NO. 06-01 (DAWSON DEMOLITION)**

APPLICANT: Keith Dawson

REQUEST: To permit the demolition of an existing 1,250 sq. ft. single-family home based on an analysis of the potential impacts associated with demolition of a structure listed as a local landmark in the General Plan.

LOCATION: 127 Seventh Street (northwest corner of Walnut Avenue and Seventh Street)

PROJECT PLANNER: Paul Da Veiga

STAFF RECOMMENDS: Approval based upon findings and mitigation measures

**AGENDA  
(Continued)**

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***

**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Paul Da Veiga, Associate Planner  
**DATE:** May 10, 2006

**SUBJECT:** **COASTAL DEVELOPMENT PERMIT NO. 06-03 (NIELSEN ADDITION AND REMODEL)**

**LOCATION:** 16392 Sundancer Lane (east side of Sundancer Lane, north of Venture Drive)

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**Applicant:** Philip Nielsen, 555 Anton Boulevard, Suite 850, Costa Mesa, CA 92626

**Property Owner:** T & J Fallon, 16392 Sundancer Lane, Huntington Beach, CA 92647

**Request:** To permit a 198 sq. ft. first floor addition, a 398 sq. ft. second floor addition and partial reconstruction of an existing 3,830 sq. ft. single-family residence. A review and analysis for compliance with the Infill Lot Ordinance will be required. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

**Zone:**  
RL-CZ (Low Density Residential –  
Coastal Zone Overlay)  
**Existing Use:**

**General Plan:**  
RL-7 (Residential Low Density –  
7 seven units per acre)

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**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

**SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15302 of the CEQA Guidelines, because the project consists of

reconstruction of one single-family residence in a residential zone, where the new structure will have substantially the same purpose and capacity as the structure replaced.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 06-03:**

1. Coastal Development Permit No. 06-03 to permit construction of an approximately 1,832 sq. ft. single-story, single-family dwelling with a 2-car garage, conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low-Density. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a previously developed site, contiguous to existing residential development.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project, as proposed, complies with all applicable development regulations including maximum building height, minimum yard setbacks and minimum on-site parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed project will be constructed in an urbanized area with direct access from an existing public street and with all necessary services and infrastructure available including water, sewer and electricity.
4. The development conforms with public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources. In addition, the project is subject to payment of required park fees, to be used for acquiring and maintaining public parkland for recreational use.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 06-03 :**

The site plan, floor plans, and elevations received and dated February 10, 2006 shall be the conceptually approved design.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof

**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Paul Da Veiga, Associate Planner  
**DATE:** May 10, 2006

**SUBJECT:** **NEGATIVE DECLARATION NO. 06-01 (DAWSON DEMOLITION)**

**LOCATION:** 127 Seventh Street (northwest corner of Walnut Avenue and Seventh Street)

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**Applicant:** Keith Dawson, 15581 Placid Circle, Huntington Beach, CA 92647

**Property Owner:** Evelyn Cochran 1997 Trust, 2130 Main Street, Suite 140, Huntington Beach, CA 92648

**Request:** To permit the demolition of an existing 1,250 sq. ft. single-family home based on an analysis of the potential impacts associated with demolition of a structure listed as a local landmark in the General Plan.

**Zone:**  
SP5-CZ (Downtown Specific Plan – Coastal Zone)

**General Plan:**  
RH-30-d-sp (Residential High Density)

**Existing Use:**  
Residential

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**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

**SUGGESTED FINDINGS FOR APPROVAL – NEGATIVE DECLARATION NO. 06-01:**

1. Negative Declaration No. 06-01 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of twenty (20) days. No comments were received during the comment period.
2. Standard code requirements avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Zoning Administrator that the project will have a significant effect on the environment.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.